

Miami-Dade County Board of County Commissioners

Office of the Commission Auditor

**Legislative Analysis**

**Community Outreach, Safety and Healthcare  
Administration Committee**

Wednesday, January 12, 2005

2:00 PM

Commission Chamber

Charles Anderson, CPA  
Commission Auditor

111 NW First Street, Suite 250  
Miami, Florida 33128  
305-375-4354

**Miami-Dade County Board of County Commissioners  
Office of the Commission Auditor  
Legislative Analysis**

A written analysis for the below item(s) are attached for your consideration. If you require further analysis of these or any other agenda items, please contact Gary Collins, Acting Chief Legislative Analyst, at (305) 375-1826.

***Item 3(C)***

***ACQUISITION OF 1.32-ACRES OF VACANT LAND LOCATED AT NW 112<sup>TH</sup> AVENUE AND NW 17<sup>TH</sup> STREET, MIAMI-DADE COUNTY FOR MIAMI-DADE FIRE RESCUE DEPARTMENT FOLIO#30-3031-000-0010***

***Item 3(E)***

***MODIFICATION TO LEASE AGREEMENT WITH CARRFOUR SUPPORTIVE HOSUING, INC.***

**Acknowledgements:**

Report prepared by Tracie Auguste, Senior Legislative Analyst  
Gary Collins, Acting Chief Legislative Analyst  
Troy Wallace, Legislative Analyst

## LEGISLATIVE ANALYSIS

*ACQUISITION OF 1.32-ACRES OF VACANT LAND LOCATED AT NW 112<sup>TH</sup> AVENUE  
AND NW 17<sup>TH</sup> STREET, MIAMI-DADE COUNTY FOR MIAMI-DADE FIRE RESCUE  
DEPARTMENT  
FOLIO #30-3031-000-0010*

Miami-Dade Fire Rescue Department

### I. SUMMARY

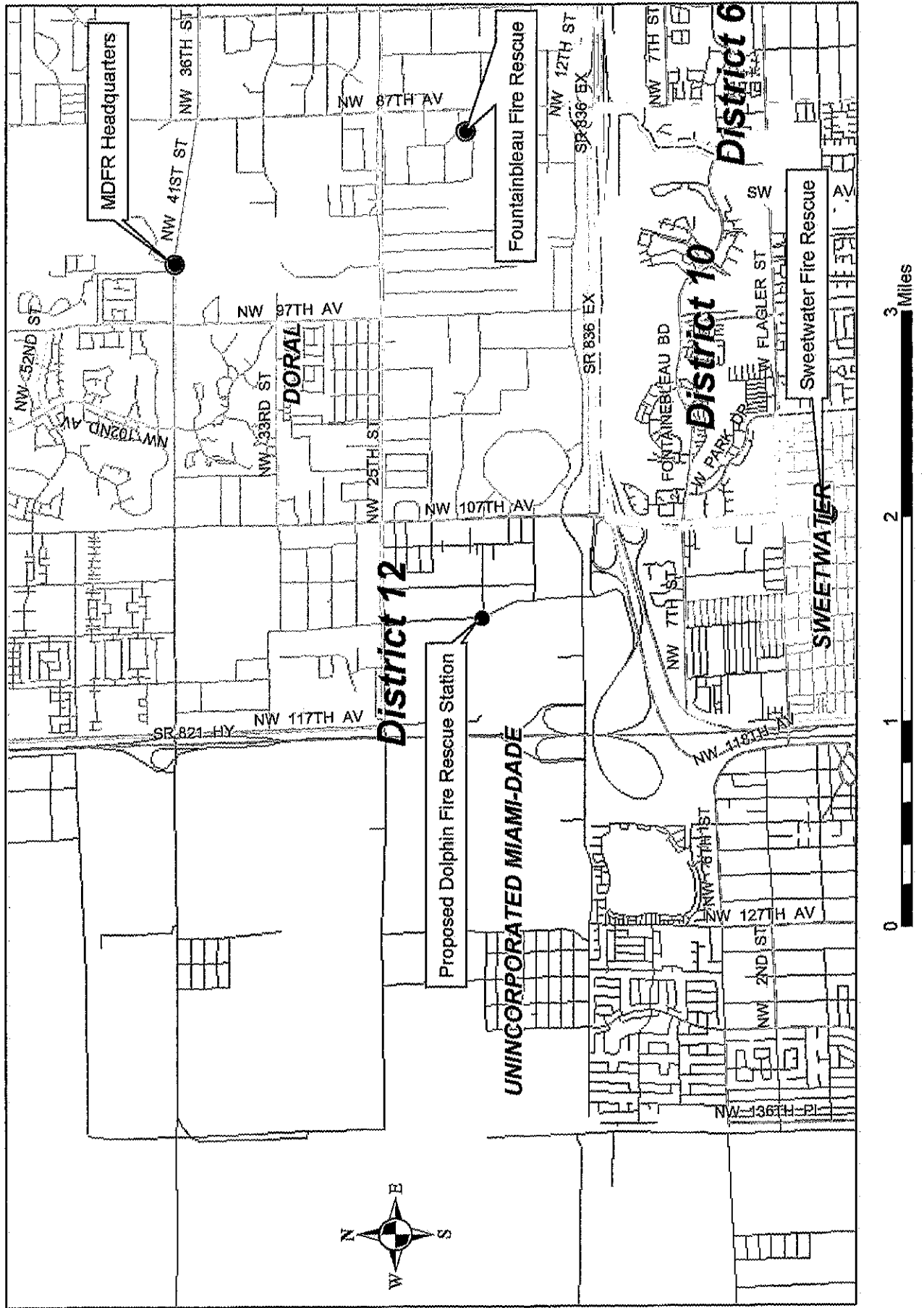
- The Miami-Dade Fire Rescue Department (MDFR) is seeking to acquire a vacant lot of 1.32 acres, located on the northeast corner of NW 112<sup>th</sup> Avenue and NW 17<sup>th</sup> Street. Acquiring this parcel of land will allow MDFR the opportunity to construct the Dolphin Fire Rescue Station (District 12).
- Two independent property appraisers have determined that the fair market value (FMV) of the land is \$861,982.00.
- The purchase price for the property is \$840,360.00.
- The development of the facility is projected to commence October 2005 with a completion date of November 2007.

### II. PRESENT SITUATION

- The current Miami-Dade Fire Rescue facilities in the proposed adjacent area are:
  - **MDFR Headquarters** is over two (2) miles away from the proposed location for the Dolphin Fire Rescue Station.
  - **Fountainbleau Fire Rescue Station** is over two (2) miles away from the proposed location for the Dolphin Fire Rescue Station.
  - **Sweetwater Fire Rescue Station** is over one and a half (1 ½) miles away from the proposed location for the Dolphin Fire Rescue Station.

(ATTACHMENT: Map of proposed Dolphin Fire Rescue Station and other MDFR facilities in close vicinity.)

# Acquisition of 1.32 Acres of Vacant Land Located at NW 112 Ave & NW 17 St for Proposed Dolphin Fire Rescue Station



## LEGISLATIVE ANALYSIS

### *MODIFICATION TO LEASE AGREEMENT WITH CARRFOUR SUPPORTIVE HOUSING, INC.*

Miami-Dade Homeless Trust

#### I. SUMMARY

- Modification to lease agreement with Carrfour Supportive Housing, Inc. (Carrfour) for a transitional housing facility at 1398 SW 1<sup>st</sup> Street (formerly known as Esperanza Center) to require construction of the following:
  - Forty-eight (48) residential units (25 units of permanent supportive housing, 14 transitional units, and 9 affordable housing units)
  - A ground floor Hispanic Branch of the Miami-Dade Public Library system (12,000 square feet).
  - A parking structure to accommodate 146 vehicles (50 spaces for the library and 96 spaces for the residents)
  - One floor with office space, classrooms, etc. program space for Carrfour social service staff, a kitchen and multi-purpose community rooms.

#### II. PRESENT SITUATION

- Carrfour Supportive Housing, Inc., a nonprofit organization founded in 1993, is a provider of housing and social services for formerly homeless persons, or those at risk of homelessness. In 2001, Carrfour was selected by the Homeless Trust via a Request for Applications (RFA) process to be the owner/operator of this facility. Villa Aurora is an affiliate of Carrfour.
- The current lease agreement with Carrfour required rehabilitation of the existing building to accommodate up to 46 homeless persons and transitional housing for homeless families in 14 dormitory-style units (shared bathrooms).
- Delays associated with the rehabilitation stemmed from the inability to obtain a permit for dormitory-style units from the City of Miami, even with intervention from the County Manager and the City Manager.
- The Hispanic Branch library (6,000 sq. ft) is currently at a leased location (22<sup>nd</sup> Avenue and Flagler St.).<sup>1</sup> Staff indicates that parking is limited and crossing the street is difficult because it is at a busy intersection.

#### III. POLICY IMPLICATIONS

- This will be the first mixed-use project incorporating transitional housing in Miami-Dade County.

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<sup>1</sup> The address is not 27<sup>th</sup> Avenue and Flagler, as stated in the Manager's memorandum.

**January 12, 2005**

**IV. ECONOMIC IMPACT**

- An application for \$9 million from the Florida Housing Finance Committee for State Tax Credits is currently pending. This is a set-aside program for homeless projects. Carrfour has been 100% successful in past years; however, the lease is structured so if Carrfour does not get the tax credits, they can reapply next year.
- Attached is a spreadsheet of public funding tied to the facility (except the Library).
- The estimated projected capital cost for the Hispanic Branch library is \$5 million (\$2.4 million for construction, \$2.6 million for all other startup costs, collections and FF&Es). Since this estimate is based on the cost for a stand-alone facility, it may be less since the library will be occupying one floor of a multi-story building.
  - The Library has three construction projects in the General Obligation Bond (GOB). The plan is to substitute one of the projects for the Hispanic Branch project. The substituted project would then be built under the Library's capital plan.

**V. COMMENTS**

- The new facility will be named the Villa Aurora Center.
- Per the project timeline, the Center (and the library) will be completed in the last quarter of 2007.

Villa Aurora's Funding Sources and Uses:

<u>Funding Source</u>	<u>Amount Awarded</u>	<u>Expended</u>	<u>Balance</u>	<u>Use</u>
HOME (FY 1995 - Disaster Relief Funds) (a total of \$525K awarded for purchase & rehab)	\$270,000	\$270,000	0	Purchase
Community Partnership for Homeless (FY 1995 - Private)	255,000	255,000	0	Purchase
HOME (funds originally awarded to CCSA in FY 1995 and FY 2000 and reallocated to Carrfour in 2001 (\$229,489 (balance remaining of the original \$525,000) and an additional \$170,000)	399,489	0	399,489	Rehab
HOME (FY 2002)	500,000	0	500,000	Rehab
CDBG (FY 2002)	75,000	0	75,000	Service Delivery
FEMA	229,356.70	71,000	158,356.70	Rehab
2001 SHP (FL14B100002)	200,000	0	200,000	Rehab
	156,950	0	156,950	Supportive Services
	119,250	0	119,250	Operation
	21,810	0	23,810	Admin.
			500,010	
(FL14B100005)	200,000	0	200,000	Rehab
	156,950	0	156,950	Supportive Services
	119,250	0	119,250	Operation
	23,810	0	23,810	Admin.
			500,010	
(FL14B1000014)	371,425	0	371,425	Supportive Services
	18,571	0	18,571	Admin.
			389,996	
(FL14C1000021)	1,484,700	0	1,484,700	25 SRA, S+C Units
<b>TOTALS:</b>	<b>\$4,603,561.70</b>	<b>( \$596,000)</b>	<b>\$4,007,561.70</b>	